

SUBURBAN REAL ESTATE.

**STOP PAYING RENT, BEGIN NOW.**

We offer at less than cost to-day a very attractive, pretty Colonial Country suburban home in a beautiful strictly residential section, near New York, where the desires of the neighbors as to personality of buyer will be respected. This house itself is in perfect condition, beautifully decorated throughout, of modern Colonial design and containing 7 large rooms, a full bathroom and open attic. The plot consists of half an acre of land, with 1,400 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded and contain many shrubs and flowers. The elevation is about 700 ft. The railroad station is within easy walk. Commuting facilities to the city are the best. Title can be had on payment of \$2,000 and the balance of \$7,500 may remain on mortgage at convenient terms. There are no extras to buy. It is ready to move into now. Complete details can be obtained from SUBURBAN, P. O. Box 748, City Hall Station, New York City.

CITY REAL ESTATE.

Spuyten Duyl and Murrills, Above Harlem River.

**Fieldston** RIVERDALE-ON HUDSON. New York City's most accessible suburb. GEORGE HOME, 25 Fifth Ave., N. Y. C.

Home-Sale or Let.



For Sale and For Rent NEW, well built houses.

BUY—where values are increasing.

OWN—in a good neighborhood—where you know your neighbors are.

BUILD—in a tax exempt district.

THE CRAWFORD COMPANY'S PROPERTY has all these advantages.

A few choice lots may still be had on 25th Avenue for \$250 and on Edison Avenue for \$750.00.

SEE THIS PROPERTY

Take 3rd Ave. E. to 129th Street or 130th St. and turn right on 129th St. to 130th St. change to Westchester and Boston Railroad and get off at Baychester Ave. station on the property. Five cents. Office on Boston Road one block from station.

THE CRAWFORD COMPANY BRONX OFFICE, 3700 BOSTON ROAD. Phone CROTON 2025.

Brooklyn-Sale or Let.

**BIG BARGAIN!**

5 bedroom (Tax Exempt) stucco dwelling, sleeping porch, copper accents, instantaneous water heater, garage, etc. A beautiful home also only \$14,250, on very attractive terms. Apply JOHN P. CHURCH, 122 Highland Ave., Bklyn. Sea Beach subway to Kings Highway stat., Ave. R end. Phone 8306 BLYTHEBOURNE.

**TAX EXEMPTION SAVES \$1,750**

\$9,200—small cash payment and \$40 monthly with interest buy cash home, 6 rooms, bath, glass enclosed porch, sun room, parquet floors, tile bath, beautiful fixtures. Take Coney Island "L" to 15th Ave., walk south to 24th St. PHONE 8306 BLYTHEBOURNE.

**700 BROOKLYN LOTS**

Only \$250 per lot located at East 51st St. to East 57th St., Ave. M., close to Flatbush Ave. trolley, also to Ulica ave. trolley; rapidly growing section; ready for immediate development. Will sell retail for \$500 per lot. Terms to suit. T. E. CISENY, 215 Montague St., Brooklyn, N. Y.

**SUBURBAN REAL ESTATE.**

Westchester-Sale or Let.

**HARMON ON THE HUDSON**

PLANTERS \$310 AND UP

SMALL PAYMENT—EASY TERMS

Beautiful view of Hudson and of Croton River. High, Dry and Healthy. Boating, Canoeing, Fishing, Tennis, Baseball Ground, handy to golf, high class community improvements. Electric light, pure water, cement sidewalks, trees, grass, garden. Postcard will bring illustrated booklet.

Train leaving Grand Central at 11:35 A. M. Sunday. One hour to Flatbush. Low bridge will be at train gate to furnish transportation. Call on Mr. CLIFFORD H. HARMON & CO., Inc., 61 E. 42d St. 228 Murray Hill

**Exceptional Opportunity at QUAKER RIDGE**

Commanding Sound View

Handsome brick residence, most attractively situated on approximately 10 acres in exclusive residential section. Modern in every detail, containing living room, dining room, kitchen, sun room, etc. on 1st floor; 5 master rooms, 3 baths, 2 maid's rooms, bath and 4 bedrooms, bath on 2nd floor. Convenient to station. Price reasonably lowered. Garage for 4 cars with quarters. Apply NICHOLS & CO., Inc., 111 E. 42d St., New Rochelle, Phone New Rochelle 146.

**fish Marin**

321 Fifth Avenue, New York. Telephone Murray Hill 6225.

For Sale at Bargain

Located in the most desirable section of Dobbs Ferry-on Hudson, only 40 minutes from Grand Central, on 2 acres of beautiful grounds and large garden. Fine spacious residence, 5 master bedrooms, 3 baths, 2 servants' rooms and bath; electricity; fine heating plant and central air conditioning. Convenient to comfort. Garage. Terms.

**Kenneth Ives & Co.,**

17 East 42nd St. Murray Hill 6057.

New York State-Sale or Let.

**93 ACRES OF MOUNTAIN!**

Fernand Groux and Springs. Private Avenue, 21 Room House. Barn. Bungalow. Lake. Vine. 25 Miles. Telephone. P. O. Hotel. Springs. Churches. Lake. N. Y. Mts. Health Resort! Ave. F. Smith, Temple Bar, D.D.N.Y. Phone.

Connecticut-Sale or Let.

**E. P. HATCH**

140 West 57th St. STORERS-POSSESSION. Tel. 1073

**Ladd & Nichols, Inc.**

Greenwich, Conn. 4 E. 46th St., N. Y.

SUBURBAN REAL ESTATE.

**SAYVILLE—LONG ISLAND**

Country Place—3 acres rich soil, 9 room cottage; with electric, steam, water, gas; home, poultry houses, fruit, grapes, apples, peaches, only quarter of mile from Sayville Station. Will sacrifice for \$15,000. Very double this amount. Will make very terms. Sayville is only 15 miles from New York City. Good train service. T. E. CISENY, 215 Montague Street, Brooklyn, N. Y.

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Long Island-Sale or Let.

**OLD GARDEN CITY**

Fully Improved Restricted Building Plans. Size 40x100 and up. Terms reasonable. The Garden City Company, Garden City, L. I.

**NORTH SHORE REAL ESTATE**

LEITCH, WASHBURN & CO. 25 East 40th St. Vanderbilt 3356.

**I. G. WOLF**

1219 B'way, N.Y. Exceptional bargains on the North Shore.

**DEVELOPERS**

**76 ACRES IN ELBERON, N. J.**

4 blocks to Ocean, near ASHURY PARK and LONG BRANCH; ripe for development, partly improved with sidewalks and curbs. Good opportunity for live wire development; map on application. Terms as arranged.

**BAUER-BERGER-STIER INC.**

651 Fresh Pond Road, Bklyn, N. Y.

**MONTCLAIR PROPERTIES**

**FRANK HUGHES COMPANY**

CHAS. R. EREVE, MILLIKEN, N. J. Home from \$7,500 to \$150,000. Maplewood—Short Hills—Summit.

**SUMMER HOMES—Sale or Let.**

Woo's stock, Vermont. Furnished modern master's bedrooms, three baths, two servants' rooms, sun room, swimming, directly opposite Woodstock Inn. H. C. 27 Water St., Pittsboro, Mass.

**TO LET FOR BUSINESS.**

From Battery to 14th St., Inclusive.

**32 BROADWAY**

ATTRACTIVE OFFICE SPACE. H. C. BEAVER, on Premises. Broad 100, or Your Own Broker.

Above 14th St. to 30th St., Inclusive.

**HALLMARKS**

THE office building which is to meet the exacting requirements of really discriminating business men must have these characteristics:

Central Location

Plenty of Daylight

Proper Construction and Equipment

Thoroughgoing Service

Tenants of High Character

Decent Rental

A few very desirable offices—large and small units—are still available in the new addition to the Borden Building, Madison Avenue and 45th Street.

Ready this Month

**BORDEN BUILDING**

BRADY & BOWMAN, Inc. Agents

350 Madison Avenue

Vanderbilt 7403

**OFFICES**

Responsible Tenants Only

**\$50 and Upwards**

**FULL COMPLETE SERVICE**

**Tilmar Building**

**145 West 45th St.**

APPLY ON PREMISES

**ROBERT P. ZOBEL**

ROOM 902

**LOFTS—STORES—BUILDINGS**

ALL SIZES—MODERATE RENTALS. C. G. KELLE, 113 West 23rd St.

**OFFICES**

Overlooking Times Sq.

Small Units Single or En Suite

**\$3 per Sq. Ft. up**

Unusual Display Windows

**1493 Broadway**

Renting Agent on premises, or Phone Murray Hill 5209.

Ask for Mr. Young.

**FULL COMMISSION TO BROKERS.**

**LOFTS—STORES—BUILDINGS**

ALL SIZES—MODERATE RENTALS. C. G. KELLE, 113 West 23rd St.

**140 WEST 57th ST.**

STORERS-POSSESSION. Tel. 1073

**Ladd & Nichols, Inc.**

Greenwich, Conn. 4 E. 46th St., N. Y.

FACTORIES FOR SALE OR LET, FACTORIES FOR SALE OR LET.

**"I Specialize in Appraising Industrial Properties"**

**PLANTS FOR SALE**

**ST. LOUIS, MO. 147,000 Sq. Ft.**

Two and four story brick and concrete buildings. Heavy carrying capacity. 4 acres. Steam power plant. R. R. siding. Located on Union Boulevard in industrial district.

**BOUND BROOK, N. J. 7,500 Sq. Ft.**

One story modern roof and hollow tile building. 56x150. Boiler house. L. V. R. R. siding. Land area, 25x112.

**KANSAS CITY, MO. 133,000 Sq. Ft.**

New four story reinforced concrete and brick building. 100x25, with annex 30x100. R. R. siding and loading dock. 350 ft. long. Fully sprinklered. Copper Hewitt Lighting System. Immediate possession.

**WINELAND, N. J. 43,800 Sq. Ft.**

35 miles from Philadelphia. 3 story and basement brick mill and concrete building. Artesian well and power plant.

**BROOKLYN, N. Y. 20,000 Sq. Ft.**

Three story brick, steel and concrete building. Large elevator. R. R. siding. Concrete floors and yards. Plot 100x109.

**ARLINGTON, N. J. 23,000 Sq. Ft.**

Three story brick, concrete and steel building. Sprinklered. Two elevators. 5 miles to New York. Ground for expansion.

**WATERTOWN, N. Y. 368,000 Sq. Ft.**

Four one story new buildings. N. Y. C. R. R. siding. 36 acres. 2,000 H. P. available.

**ALBANY, N. Y. 30,000 Sq. Ft.**

Two story brick, concrete and steel building. Heavy construction. N. Y. C. R. R. siding. 2 acres.

**Brooklyn Waterfront Free Lighterage Limits**

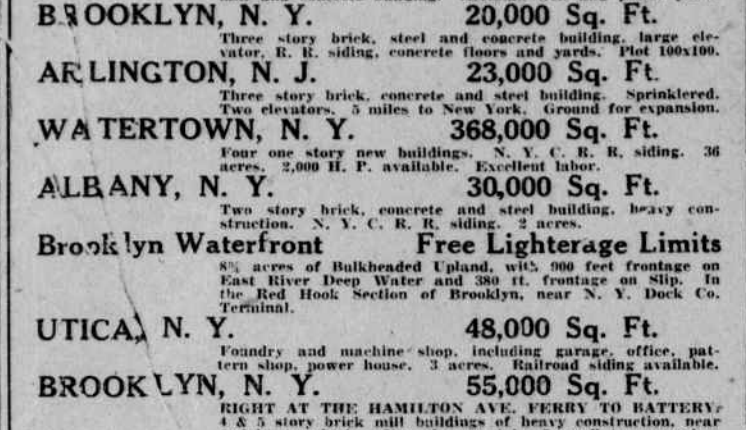
8% acres of Bulkhead Upland, with 900 feet frontage on East River Deep Water and 300 ft. frontage on Slip. In the Red Hook Section of Brooklyn, near N. Y. Dock Co. Terminal.

**UTICA, N. Y. 48,000 Sq. Ft.**

Foundry and machine shop, including garage, office, pattern shop, power house. 3 acres. Railroad siding available. Elevator. R. R. siding. Concrete floors and yards. Plot 100x109.

**BROOKLYN, N. Y. 55,000 Sq. Ft.**

RIGHT TO THE HAMILTON FERRY TO HATFIELD. 4 & 5 story brick mill buildings of heavy construction, near freight terminals. Very low rental. Immediate possession.



**NEW HAVEN, CONN. 105,000 Sq. Ft.**

Brick Mill Buildings, large power plant, artesian well, sprinklered. 2 1/2 acres. R. R. siding; foundry and furnace.

**JERSEY CITY, N. J. 240,000 Sq. Ft.**

New 4 story and basement, brick, steel and concrete building of 180,000 sq. ft.; three brick buildings. R. R. siding. 5 elevators, sprinkler system. Large power plant.

**GLASSPORT, PA. 317,000 Sq. Ft.**

15 miles southeast of Pittsburgh. One story brick buildings. Fully sprinklered. Large power plant.

**BLOOMFIELD, N. J. 143,087 Sq. Ft.**

One story brick, sawtooth roof building. Erie R. R. siding. Fully sprinklered. 10 acres.

**WATERTOWN, N. Y. 128,081 Sq. Ft.**

One story buildings, 10-ton crane. N. Y. C. R. R. siding. 13 acres. Water power region.

**HAZLETON, PA. 218,000 Sq. Ft.**

A group of reinforced steel and concrete buildings. Monitor and sawtooth construction. Sprinklered. R. R. siding.

**New York State Equipped Towel Mill**

25,000 sq. ft. One story sawtooth brick building. Cheap power. Capacity 2,000 to 3,000 dozen towels per week.

**Delaware River Equipped Steel Foundry**

Capacity of 300 tons per month. Cranes, power plant, R. R. siding.

**Equipped Rubber Plant, Phila., Pa.**

25,000 sq. ft. Ample water supply. Sprinklered. Power plant. Capacity 2,000 inner tubes and 5,000 lbs. of sheet packing per day.

WRITE FOR CIRCULAR OF ANY PROPERTY ADVERTISED. BROKERS PROTECTED.

**NOTE—I MAKE A SPECIALTY OF HANDLING FACTORY PROPERTIES THROUGHOUT THE UNITED STATES. IN THE MARKET FOR A FACTORY, SEND ME YOUR REQUIREMENTS. I WILL HAVE ONE TO SELL. SEND FOR MY SELLING PLAN.**

**Joseph Day Inc.**

FACTORY DEPARTMENT, 67 Liberty Street, N. Y. C. Phone 6744 Corlandt

**TO LET FOR BUSINESS.**

Above 14th St. to 30th St., Inclusive.

**TO LET FOR BUSINESS.**

Above 14th St. to 30th St., Inclusive.

**Corner Store—Madison Ave.**

Between 42d and 50th Streets

Approximately 4500 Sq. Ft.

Basement Space in addition

For details apply to

**15 E. 49th St. Douglas L. Elliman & Co. Plaza 9200**

**TO LET FOR BUSINESS.**

Above 14th St. to 30th St., Inclusive.

**APARTMENTS—Sale or Let.**

Unfurnished. Above 14th St. to 30th St., Inclusive.

**REDUCED RENTS**

122 Fifth Avenue

17th and 18th Sts.

**LIGHT LOFTS**

**OFFICES AND SHOWROOMS**

763 Sq. Ft. \$1,150

1,100 Sq. Ft. 1,400

2,241 Sq. Ft. 2,600

3,860 Sq. Ft. 4,100

5,141 Sq. Ft. 4,900

OR WILL DIVIDE TO SUIT

**OFFERS INVITED**

Manufacturing permitted. Fireproof 100% sprinklered. Brokers protected. E. SHABUUM, 120 Broadway. Tel. Corlandt 3202

**5TH AVE. AT 45TH ST.**

Equipped Brokers Office, including Stock Board, for use for term of years. Moderate rental.

**MASTON & CO.,**

540 Fifth Ave. Tel. Murray Hill 6340.

**LOFTS—STORES—BUILDINGS**

Mercantile Warehouses and Factories. Louis Schrag, 142 W. 23d St.

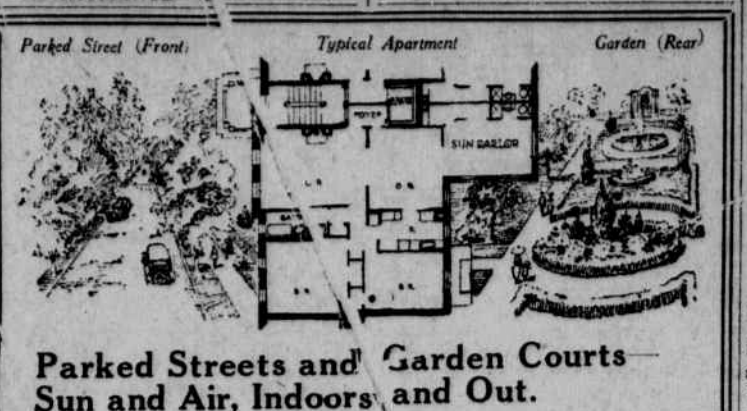
**LOFT FOR RENT**

For Light Manufacturing. MOUNT VERNON, N. Y. 50 minutes from Grand Central Station. 4,000 sq. ft. plenty of light, steam heat; immediate possession; rent reasonable. For particulars

**SAMUEL ROSEFF**

Mount Vernon, N. Y. Phone Hillcrest 1700 or 2122

APARTMENTS—Sale or Let. APARTMENTS—Sale or Let.



**Parked Streets and Garden Courts Sun and Air, Indoors and Out.**

**Jackson Heights**

22 MINUTES FROM 5th ST.

**New Elevator Garden Apartment Homes**

5 to 10 Rooms—2 to 4 Baths

Tenant-Ownership Plan—Liberal Terms

Golf, Tennis, Children's Playgrounds, etc.

Social and Business References Requested

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Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)

By Motor—19th St. via Queensboro Bridge, Jamaica

From 24th St., 10 minutes from Jackson Circle

THE QUEENSBORO CORPORATION, Manhattan Office, 50 EAST 42nd ST.

**MONEY TO LOAN & WANTED ON BOND & MORTGAGE.**

BROOKS & MOMAND. REAL ESTATE MORTGAGES. 115 BROADWAY. PHONE RECTOR 2267.

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ASHFORTH & CO., 501 5th Ave. Tel. Murray Hill 6142.

CHARLES BERLIN, 3883 6'way—Management, sales, loans.

E. C. H. VOGLER. Amsterdam Ave. and 82d St.

J. ROMANE BROWN. 10 East 42nd St.

NASBORT & LANNING REAL ESTATE. 80TH ST. & E'way. Tel. 8300 RIVERSIDE.

THE QUEENSBORO CORPORATION. 50 East 42nd St., corner Madison Ave.

Above 14th St. to 30th St., Inclusive.

**ABOVE 14TH ST. TO 30TH ST. (Inclusive).**

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